



City Commission

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Interim City Attorney

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Doody & Ezrol, P.A.

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Joseph J. Kavanagh

REGULAR MEETING OF THE PLANNING AND ZONING BOARD MINUTES

Thursday, August 9, 2018

7:00 PM

City of Margate
Municipal Building

PRESENT:

Todd E. Angier, Chair
Antonio Arserio
Richard Zucchini
August Mangeney
James O'Neill

ALSO PRESENT:

Julie F. Klahr, Interim City Attorney, Goren, Cherof, Doody & Ezrol, P.A.
Robert Massarelli, AICP, Director Development Services
Michael Jones, Parks and Recreation Director

The regular meeting of the Planning and Zoning Board of the City of Margate, having been properly noticed, was called to order by Chair Todd Angier at 7:10 p.m. on Thursday, August 9, 2018. A roll call of the Board members was done followed by the Pledge of Allegiance.

1) NEW BUSINESS

ID 2018-373

1A) DISCUSSION OF 2018 FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (CHILDREN'S) GRANT APPLICATION IN THE AMOUNT OF \$250,000 FOR THE IMPROVEMENTS TO SOUTHGATE PARK.

Robert Massarelli, Development Services Director, briefly explained the grant and asked Mr. Mike Jones, Director of Parks and Recreation to give a presentation to the board and to answer any questions that the board may have.

Mr. Mike Jones, Director of Parks and Recreation introduced himself to the Board and explained the grant. He stated that there is a two-week window to apply for the grant. He said that the playground improvements for Southgate Park is currently in the City's five (5) year Capital Improvement with funding currently in both the 2018 and 2019 budget. Mr. Jones stated that his department is looking to pursue this grant and explained that with the direction of any City advisory board, it will give them additional bonus points with the grant process. He

Development Services Department

901 NW 66th Avenue, Margate, FL 33063 • Phone: (954) 979-6646
www.margatefl.com • dsd@margatefl.com

stated that he has come before this board in the past to help secure funding from the state, and is looking to continue the trend to build better playgrounds for the community.

Mr. Zucchini, asked Mr. Jones if there is a specific plan for park improvements? Mr. Jones answered that this grant is for playground improvements at Southgate Park. He stated that the design will be a barrier free playground. Mr. Zucchini asked if this is a grant-match? Mr. Jones responded "yes".

Mr. Arserio, asked how many acres is this park? Mr. Jones answered that it is approximately 2 acres.

Mr. Mangeney, said that he thinks this is a great thing that the City is doing this.

Mr. Zucchini made the following motion, seconded by Mr. Arserio:

MOTION: To approve the grant application for Southgate Park

ROLL CALL: Mr. O'Neill, Yes; Mr. Mangeney, Yes; Mr. Zucchini, Yes; Mr. Arserio, Yes; Mr. Angier, Yes. The motion passed with a 5-0 vote.

ID 2018-374

1B) DISCUSSION OF 2018 FLORIDA RECREATIONAL DEVELOPMENT ASSISTANCE PROGRAM (CHILDREN'S) GRANT APPLICATION IN THE AMOUNT OF \$250,000 FOR THE IMPROVEMENTS TO SERINO PARK.

Mr. Mike Jones, Director of Parks and Recreation introduced himself and explained the grant to the Board. He discussed the scope of work, stating that the goal is to meet the needs of both current and future residents.

Mr. Zucchini, asked what the construction is for that is currently going on in that area? Mr. Andrew Pinney, Senior Planner addressed the Board, asking Mr. Zucchini what the approximate location is? Mr. Zucchini answered that is 780 S. State Road 7. Mr. Pinney answered stating this is a self-storage building currently known as Nuvo Storage.

Mr. Zucchini, stated that he is for the grant application, however he would like to see the City build a community center that will also serve as an emergency shelter. He said that an indoor community center will serve the children better.

Mr. Jones wanted to mention to the Board that the funding source for the match is in the CRA Capital Projects budget, which will give the City an additional point score on the grant application.

Mr. Arserio, asked if there was directional signage for these parks? Mr. Jones answered that the City is currently working on an overall way-finding sign program, which will include park signage.

Mr. Zucchini made the following motion, seconded by Mr. O'Neill:

MOTION: To approve the grant application for Serino Park.

ROLL CALL: Mr. O'Neill, Yes; Mr. Mangeney, Yes; Mr. Zucchini, Yes; Mr. Arserio, Yes; Mr. Angier, Yes. The motion passed with a 5-0 vote.

1C) REVIEW OF THE COMMUNITY PLANNING ACT

Robert Massarelli, Development Services Director, gave a Power Point Presentation on the Community Planning Act. He explained to the Board that they will play a major role in the City's Comprehensive Plan. Mr. Massarelli stated that his presentation will review the Community Planning Act, its history, terminology, requirements of the plan, legal status, required elements, and the challenge for Margate. He began the presentation by giving the history of Community Planning Act in the State of Florida which began in 1972 with the adoption of the Land and Water Management Act. He explained that this led to the passage of the Florida State Comprehensive Planning Act. He discussed the First Environmental Land Management Study Committee (ELMS), Local Government Comprehensive Planning Act of 1975, State and Regional Planning Act of 1984, State Comprehensive Plan, and the Local Government Comprehensive Planning and Land Development Regulation Act of 1985. Mr. Massarelli also discussed the legislation over the years as well as the Community Planning Act of 2011. He went on to explain the history of the City of Margate, including the City's Plan which was adopted in 1989. He discussed the history of the revisions of the following Elements: Land Use, Transportation, Potable Water, Capital Improvements, Conservation, General Sanitary Sewer, Solid Waste, Drainage, and Natural Groundwater Aquifer Recharge, Recreation and Open Space, and Housing. Mr. Massarelli went over the following terms and their definitions: development, development order, development permit, land, land use, land development regulations, density, intensity, elements, goal, objective, policy, and local planning agency. He then discussed the requirements, stating that the comprehensive plan has to provide standards and guidelines for development. He also stressed that everything has to remain consistent within the plan. Mr. Zucchini asked if the comprehensive plan for Margate usurps what the State would mandate, giving an example of elevators above one story as a requirement? Mr. Massarelli answered stating that the City can be more restrictive than the State, but cannot be more liberal than the State. He said that in regards to the elevator issue it does not fall under development because it is a part of the interior, stating that this will be a

building code issue. Discussion ensued. Mr. Massarelli then went over the legal status, as well as the required elements. He stated the eight (8) required elements are as follows: capital improvements; future land use; transportation; general sanitary sewer, solid waste, drainage, and natural groundwater aquifer recharge; conservation, recreation and open space; housing; and intergovernmental coordination. He discussed the challenge for Margate moving forward, giving an overview of the development in the City over the years. He stated that what has happened is that the City is now at infill, explaining that the big pieces of land are taken up and that the City is now dealing with smaller pieces of land. He said that the challenge now is redevelopment, referring to it as "Margate 2.0". Mr. Massarelli said that the comprehensive plan cannot be thought of the way it was in the past; the City will now need to make decisions based on how to address things. He finished the presentation summarizing the following: The Comprehensive Plan needs to be updated; all development must be consistent with the Plan; the Plan must plan for growth; to focus on the eight required elements; and to look at the future of the City as "Margate 2.0".

Board Member Comments:

Mr. Zucchini asked Mr. Massarelli what he will be asking of the Board, in regards to agenda items and/or workshops? Mr. Massarelli stated that he plans on scheduling additional training sessions with different topics. He explained that there will also be a series of public workshops for public input on key issues.

Mr. Massarelli asked the board if there is any specific training or topics that can be brought to them in the future?

Mr. Zucchini asked that backup be provided for all future agenda items.

2) **GENERAL DISCUSSION**

Mr. O'Neill had no comment.

Mr. Mangeney had no comment.

Mr. Zucchini had no comment.

Mr. Arserio thanked Mr. Massarelli for this evening's presentation. He also wanted to thank Mr. Jones, as well as other staff, including the Police Department for hosting the National Night Out event.

Chair Angier had no comment.

There being no further business, the meeting was adjourned at 8:51 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

Todd E. Angier, Chair

DRAFT